



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE May 6, 2005 LOCAL EFFECTIVE DATE May 21, 2005 APPROX FINAL EFFECTIVE DATE June 13, 2005	CONTACT/PHONE Mike Wulkan/781-5608	APPLICANT Earl T. May Family Trust	FILE NO. DRC 2004-00138
SUBJECT Request by the Earl T. May Family Trust for a Minor Use Permit/Coastal Development Permit to allow a manufactured home of up to 1,400 square feet as farm support quarters for an existing wholesale nursery, a driveway, a water well, and an exception to Coastal Zone Land Use Ordinance Section 23.08.167c in order to allow farm support quarters on a parcel smaller than 20 acres. The project will result in the disturbance of approximately 8,500 square feet of an approximately 16.4-acre parcel. The proposed project is within the Agriculture land use category and is located at 2181 Blue Heron View Lane, on the west side of Clark Valley Road, approximately 1/3 mile south of Los Osos Valley Road, approximately one mile east of Los Osos. The site is in the Estero Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC 2004-00138 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on March 24, 2005.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Local Coastal Program	ASSESSOR PARCEL NUMBER 074-225-021	SUPERVISOR DISTRICT(S) #2
PLANNING AREA STANDARDS: Agriculture #1: Site Selection <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Section 23.08.167: Residential Uses in the Agriculture Category <i>Does the project conform to the Coastal Zone Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Wholesale nursery consisting of approximately 50,000 square feet of steel and glass greenhouses and additional accessory structures; residence; pasture; vineyard	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/sod farm <i>East:</i> Agriculture/church, residence, irrigated agriculture <i>South:</i> Agriculture/vegetable crops <i>West:</i> Agriculture/residence, agriculture	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: the Los Osos Community Advisory Council, Public Works, Environmental Health, Agricultural Commissioner, CDF/County Fire, Los Osos Community Services District, Regional Water Quality Control Board, and the California Coastal Commission.	
TOPOGRAPHY: Gently sloping to the northeast	VEGETATION: Grasses, forbs, conifers and other ornamental landscaping
PROPOSED SERVICES: Water supply: One additional on-site well Sewage Disposal: One additional Individual septic system Fire Protection: CDF/County Fire	ACCEPTANCE DATE: February 1, 2005

DISCUSSION

PROJECT HISTORY:

Commercial nursery buildings were approved in 1983 by Site Plan S830214:01. The nursery was expanded through approval of Development Plan/Coastal Development Permit D880262D (Earl May) in June 1989. In December 1998, four greenhouses were authorized by Minor Use Permit/Coastal Development Permit D980187P (Earl T. May).

PLANNING AREA STANDARDS:

Agriculture Standard No. 1 for the rural portions of the Estero Planning Area requires that new residential and agricultural structures are to be concentrated in non-prime areas where terrain, access and agricultural operations would permit. The proposed manufactured home (mobilehome) site is located on non-prime soils, since they have a land capability rating of Class III according to the Natural Resource Conservation Service soil survey for the coastal portion of the county. In addition, the home site is located near an existing driveway and adjacent to the existing greenhouses, but the location will not interfere with agricultural operations.

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

Coastal Zone Land Use Ordinance Section 23.08.167 applies to residential uses in the Agriculture land use category. Section 23.08.167a requires that primary residences and farm support quarters shall not be located on prime agricultural soils, except under certain conditions. The proposed project is consistent with that standard because the proposed manufactured home (mobilehome) site is located on non-prime soils (see preceding discussion under Planning Area Standards).

Coastal Zone Land Use Ordinance Section 23.08.167c contains standards for farm support quarters, including criteria that must be met in order to approve such uses. The proposed project complies with those standards for the following reasons:

- The proposed farm support dwelling is consistent with the maximum allowable density of farm support quarters for nurseries, which is one unit per acre of propagating greenhouses (the existing nursery operation includes over one acre of greenhouses).
- The dwelling is to be occupied by the manager of the nursery, and as conditioned, the owners will enter into an agreement with the county limiting occupancy to farm workers.
- This Minor Use Permit/Coastal Development permit authorizes an exception to the requirement for a 20-acre minimum site area for farm support quarters, because the approximately 16.4-acre parcel is developed with an intensive agricultural use that employs 10 persons (eight of them full-time employees), which justifies the need for one farm support dwelling. In addition, *the Agriculture and Open Space Element* of the County General Plan includes a policy (AGP 5) to allow one primary and one farm support dwelling on parcels smaller than 20 acres.

COASTAL PLAN POLICIES:

Shoreline Access: ☒ N/A
Recreation and Visitor Serving: ☒ N/A
Energy and Industrial Development: ☒ N/A
Commercial Fishing, Recreational Boating and Port Facilities: ☒ N/A
Environmentally Sensitive Habitats: ☒ N/A
Agriculture: ☒ Policy No(s) 1 and 4:
Public Works: ☒ N/A
Coastal Watersheds: ☒ N/A
Visual and Scenic Resources: Policy No. 4
Hazards: ☒ N/A
Archeology: ☒ N/A
Air Quality: ☒ N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION:

Agriculture Policy 1, Maintaining Agricultural Lands: The proposed project is consistent with this policy, because there are no alternative building sites on less suitable agricultural lands, the minimum amount of land will be disturbed to accommodate a mobilehome (a pad has already been graded), and the mobilehome will not conflict with surrounding agricultural uses, as there is adequate separation from surrounding agricultural uses so that land use incompatibilities are insignificant, according to a letter from the Agriculture Department (attached).

Agriculture Policy 4, Siting of Structures: The proposed project is consistent with this policy, because the farm support dwelling will be located on non-prime soils.

Visual and Scenic Resources Policy 4, New Development in Rural Areas: The proposed project is consistent with this policy, because although the proposed mobilehome may be visible from Los Osos Valley Road, visual impacts will be minimized for the following reasons: the site is not on a ridgetop, slope or other prominent location, the 1,400 square-foot mobilehome will blend in with the rural character of the area, and the mobilehome will be insignificant in scale compared to the adjacent, existing greenhouses and accessory structures.

OTHER GENERAL PLAN POLICIES:

The proposed project is consistent with applicable policies of the *Agriculture and Open Space Element* of the County General Plan as follows:

Policy AGP 5, Residential Density, allows farm support quarters consistent with Land Use Ordinance standards, and calls for one farm support quarter and one primary dwelling to be allowable on parcels of less than 20 acres.

Policy AGP 17, Agricultural Buffers, protects land designated Agriculture and other land in agricultural production through implementation of the agricultural buffer policies adopted by the Board of Supervisors. In this case, the Agriculture Department concluded that the proposed project appears to be consistent with *Agriculture and Open Space Element* policies, and will not result in land use incompatibilities (see attached letter).

COMMUNITY ADVISORY GROUP COMMENTS:

The Los Osos Community Advisory Council commented that it recommends approval, but has a concern about possible future use of the mobilehome as a rental for other than farm support purposes.

AGENCY REVIEW:

Public Works--recommend approval; recommend erosion and sedimentation control plan (after subsequent consultation with Public Works staff, a drainage plan is instead recommended)

Environmental Health--recommend pump and water quality test for well; well to meet domestic standards; soil testing may be needed in location of building; septic system to be located at least 100 feet from swale and not on slopes greater than 30 percent

Ag Commissioner--land use incompatibilities will be insignificant; proposal should not have a significant impact on agricultural operations and appears to be consistent with *Agriculture and Open Space Element* policies.

CDF--fire safety plan standards required, including standards for water storage, water supply connection, driveways, addresses, and vegetation clearance

RWQCB--on-site wastewater system must comply with siting and design criteria of the Central Coast Basin Plan

LEGAL LOT STATUS:

The existing lot is considered to be a legal lot by virtue of the fact that development has been legally established through issuance of building permits.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project is for construction of one small structure and an accessory structure: a second dwelling unit for farm support in an area where that is an allowable use, in addition to a water well.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the farm support dwelling and well are allowable uses, and as conditioned, are consistent with all of the General Plan policies, including *Agriculture and Open Space Element* policies regarding residential density and agricultural buffers, and Coastal Plan Policies regarding agriculture and visual and scenic resources.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code, including those regarding residential uses in the Agriculture land use category, and farm support quarters.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use, because the proposed single family dwelling will be compatible with existing and surrounding development, and will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development, because the proposed farm support dwelling will support an existing agricultural operation, will be compatible with surrounding residential uses, and due to separation from adjacent properties, will not conflict with the surrounding lands and agricultural uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project will take access from Blue Heron View Lane and Clark Valley Road, paved roads that are constructed to a level able to handle any additional traffic associated with the project, and because the project will be required to meet the access requirements of CDF/County Fire Department.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Exception

- H. An exception to the required minimum site area of 20 acres for farm support quarters is justified because the approximately 16.4-acre parcel is developed with an intensive agricultural use that employs 10 persons (eight of them full-time employees), which justifies the need for one farm support dwelling. In addition, *the Agriculture and Open Space Element* of the County General Plan includes a policy (AGP 5) to allow one primary and one farm support dwelling on parcels smaller than 20 acres

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This Minor Use Permit/Coastal Development Permit authorizes:
 - a. A single-level, manufactured home of up to 1,400 square feet in area to be used as farm support quarters for an existing wholesale nursery, and driveway access to the home. Occupancy is limited to full-time employees and the spouse and children of full-time employees of agricultural or ranching operations conducted by the owner of the farm support housing, or lessor of the housing owner's acreage. Farm support quarters are not to be rented or leased to individuals other than farm help and their families.
 - b. A water well.
 - c. An exception to Coastal Zone Land Use Ordinance Section 23.08.167c in order to allow farm support quarters on a parcel smaller than 20 acres.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plans and landscape plan, and with the applicable requirements of Coastal Zone Land Use Ordinance Section 23.08.163, Individual Mobilehomes.
3. **At the time of application for construction permits**, plans submitted shall show that the dwelling is set back from the top of the existing slope in accordance with the Uniform Building Code.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
5. **At the time of application for construction permits**, the applicant shall submit for review and approval by the County Engineer a drainage plan in accordance with the requirements of Coastal Zone Land Use Ordinance Sections 23.05.044. The drainage plan shall demonstrate how the project complies with the drainage standards of Section 23.05.050.
6. **At the time of application for construction permits**, the applicant shall submit a landscaping plan to the Department of Planning and Building for review and approval. Said plans are to include location, species, size, and method of maintenance of landscaping. Areas around the proposed dwelling and driveway shall be landscaped for the purposes of enhancing the appearance of the structure and property, and reducing storm water runoff and erosion. Landscaping materials shall be selected from the applicable list maintained by the Department of Planning and Building, and shall be of a native and/or drought tolerant variety.

Fire Safety

7. **At the time of application for construction permits for the manufactured home**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated March 7, 2005.

Services

8. **At the time of application for construction permits for the manufactured home**, the applicant shall submit a pump test and water quality test for the existing and/or proposed new well, satisfactory to the Public Health Department, Environmental Health Division, that provides evidence that there is adequate on-site water to serve the proposal.
9. **At the time of application for construction permit for the proposed new well**, the applicant shall submit a pump test and water quality test as required by and satisfactory to the Public Health Department, Environmental Health Division.
10. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site. The septic system shall not be placed on slopes steeper than 30 percent, shall be located at least 100 feet from the adjacent swale, and shall comply with the siting and design criteria of the Water Quality Control Plan, Central Coast Basin.

Conditions to be completed prior to issuance of a construction permit

Occupancy Limitation

11. **Prior to issuance of a construction permit**, the property owner shall enter into an agreement with the county in a form acceptable to County Counsel, that limits occupancy of the dwelling to farm workers and their families as described in preceding Condition 1a. **The agreement shall be executed and recorded prior to building permit issuance.**

Site Development

12. **Prior to issuance of a construction permit**, verification shall be provided that soil compaction of the existing building pad is adequate.

Fees

13. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

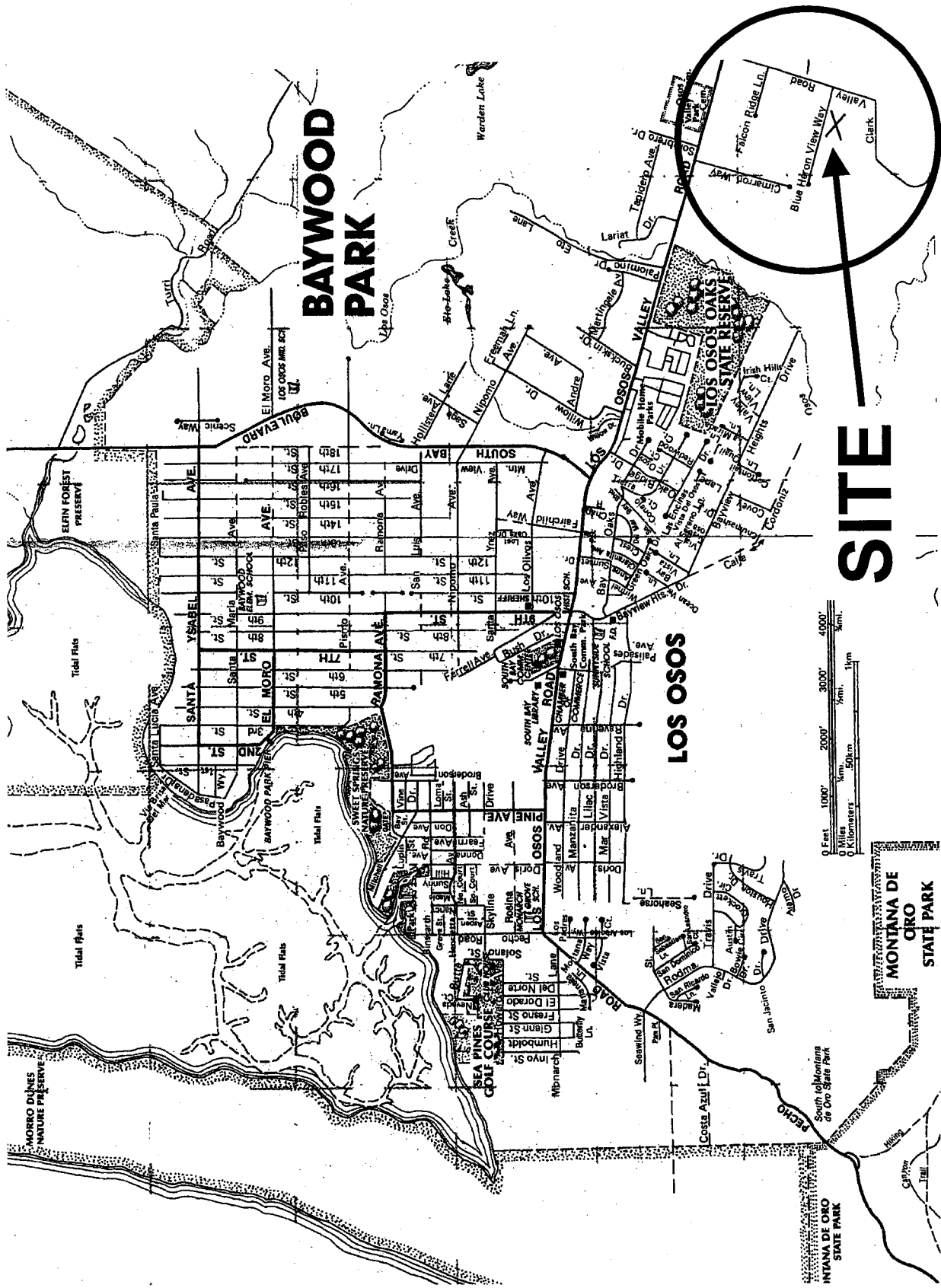
Conditions to be completed prior to final building inspection

14. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection**. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
15. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

16. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

17. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
18. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



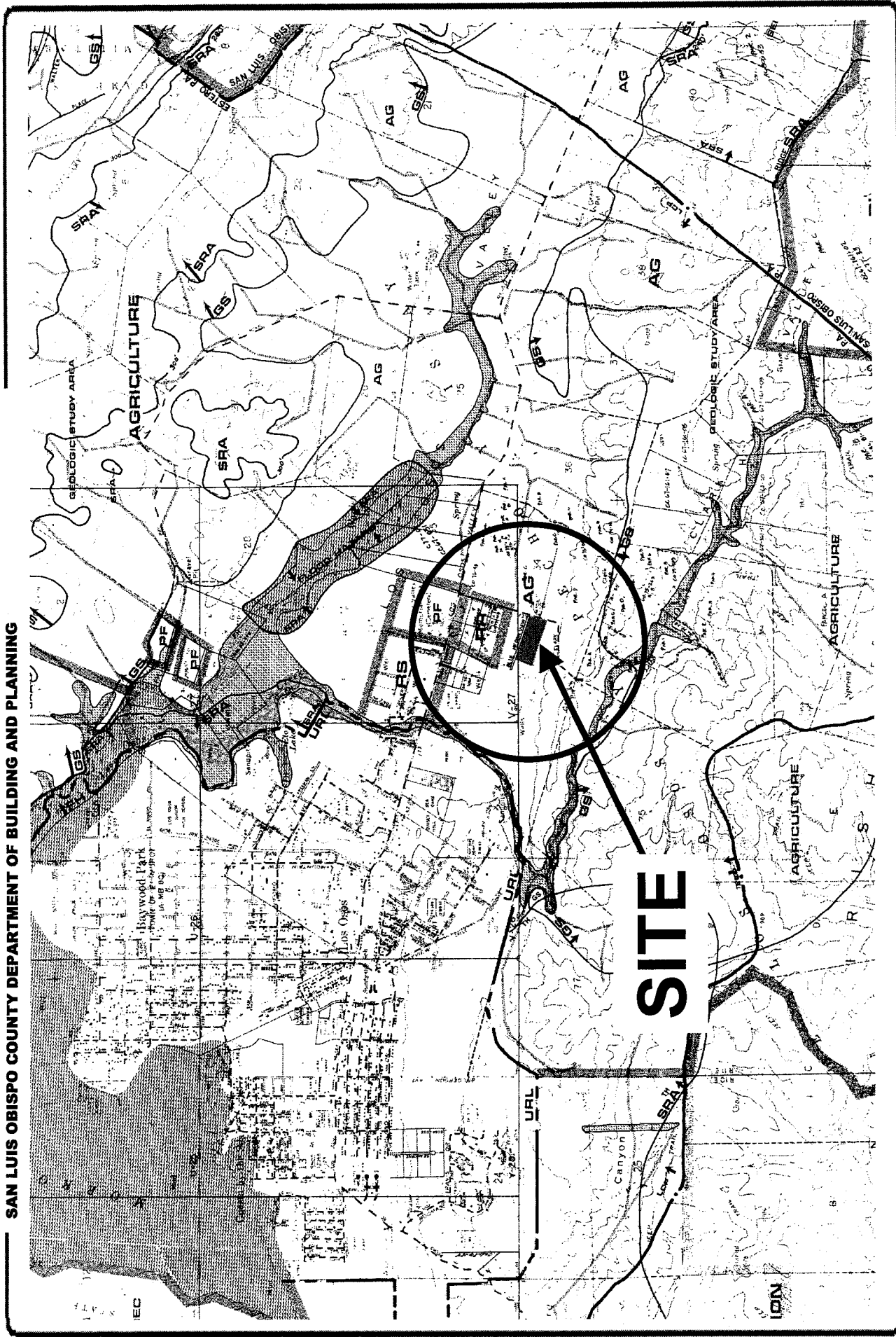
PROJECT

Minor Use Permit
May DRC2004-00138

EXHIBIT

Vicinity Map





PROJECT

Minor Use Permit

May DRC2004-00138

EXHIBIT

Land Use Category Map



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

SITE LAYOUT PLAN
FOR EARL MAY
2181 BLUE HERON VIEW LANE
LOS OSOS, 93402
APN#: 074-225-021
PARCEL C OF PARCEL MAP C-07611
OF SAN LUIS OBISPO COUNTY, CALIFORNIA

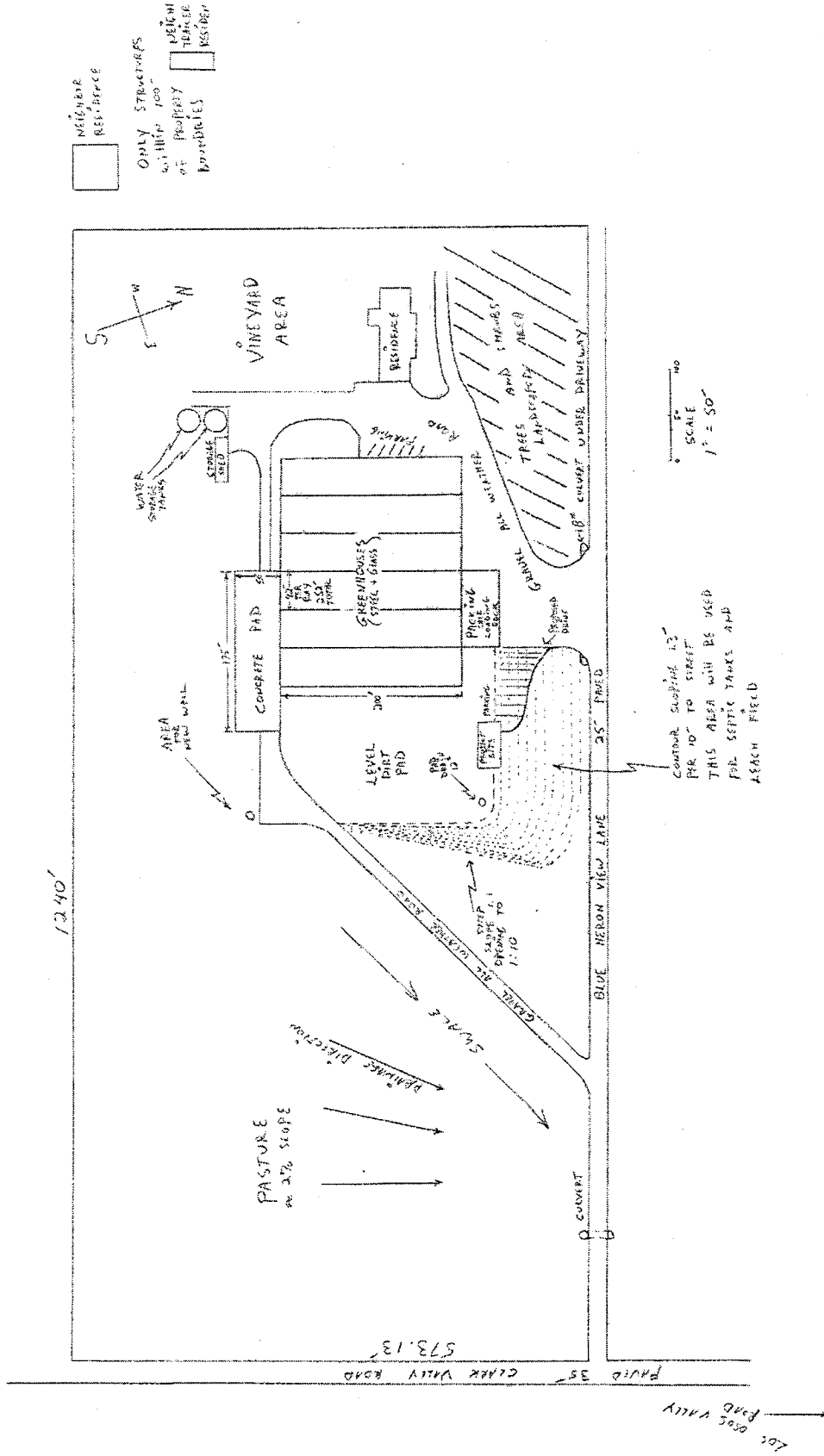
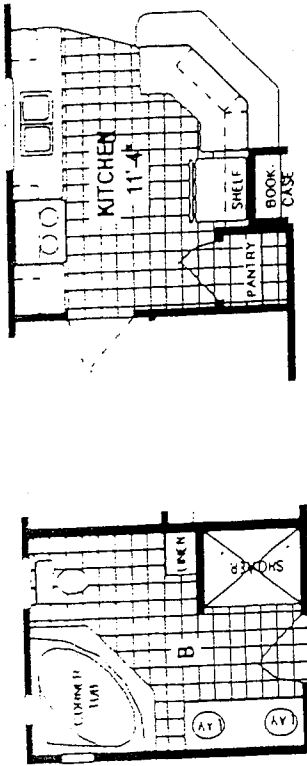


EXHIBIT
Site Plan



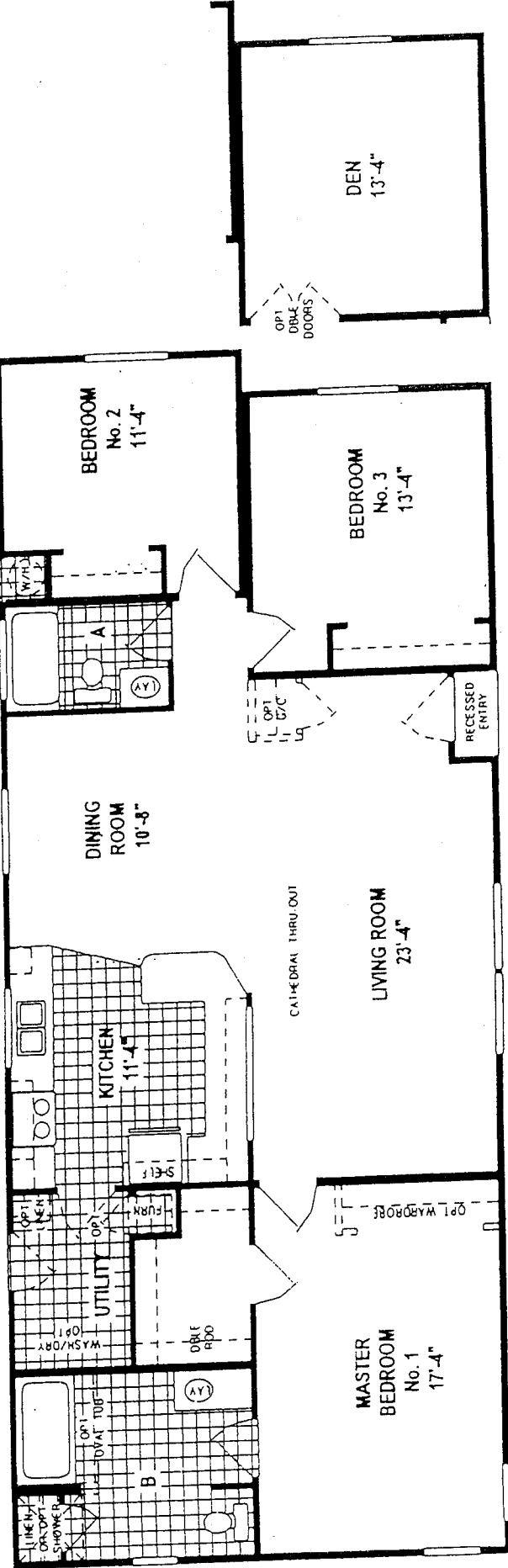
PROJECT
Minor Use Permit
May DRC2004-00138

FLOOR PLAN



OPTION KITCHEN

OPTION CORNER TUB BATH



OPTION DEN

2315CTB/56-5424 3BEDROOM - 2BATHS - CATHEDRAL THRU-OUT (1,301 SQ.FT.)

EXACT FLOOR PLAN OR MANUFACTURED HAS NOT YET BEEN DETERMINED, BUT SHOULD BE SIMILAR TO THIS PLAN. ELEVATIONS ARE STANDARD SINGLE LEVEL MANUFACTURED HOMES WITH 4 X 12 PITCH ROOF LINES.

**LOS OSOS COMMUNITY ADVISORY COUNCIL
PROJECT REFERRAL RESPONSE**

Date: 2/24/2005
Planner: Mike Wulkan
File Number: DRC2004-00138
Applicant: Earl May
Address: 02181 BLUE HERON VIEW LN
Project: MINOR USE PERMIT/CDP FOR A MANUFACTURED HOME OF UP TO 1,400 SQUARE FEET FOR FARM SUPPORT QUARTERS FOR AN EXISTING WHOLESALE NURSERY, AN EXCEPTION TO ALLOW FARM SUPPORT QUARTERS ON A PARCEL SMALLER THAN 20 ACRES, A DRIVEWAY, AND A WATER WELL

LOCAC Response:

LOCAC will accept the Planning Department's recommendation for this project however there is concern that in the future this building might be used as a rental for other than an on site employee.

Send notice of public hearing for the project:	Yes
Send copy of the staff report when project goes to public hearing:	Yes
Send notice of the final action for the project:	Yes



11
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JAN 13 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

1/12/05

FROM

PW

MAY

FROM
20

Coastal Team

(Please direct response to the above)

DRC 2004 - 00138

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

MUP -> Los Osos, on 16.38 acres.
1400 sq. ft. manu. home to be used as farm
support. Also - installing well along w/ farm support/
housing APN: 074-225-021.

Return this letter with your comments attached no later than:

1/28/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Recommend approval - SHOULD HAVE A EROSION & SEDIMENTATION
CONTROL PLAN. 1:1 slopes on fill are probably too steep to be stable.

26 JAN 2005
Date

Goodwin
Name

5252
Phone

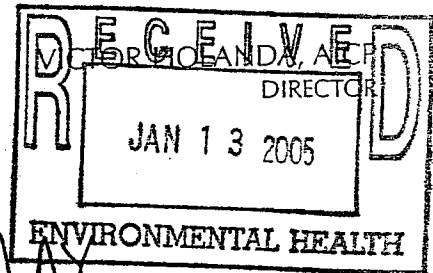


mw

11

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE:

1/12/05

TO:

Env. Health

FROM:

Coastal Team

(Please direct response to the above)

DRC 2004-00138

Project Name and Number

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-BOARD FOR THE PLANNING

PROJECT DESCRIPTION: mup -> Los Osos, on 16.38 acres
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 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

This office recommends checking water supply for well log, pump test
and water quality to meet domestic standards. Soil testing
may be required in location of building. Be advised the septic
system should not be placed on a slope > 30% and shall
be 100' from adjacent water supply.
1-27-05 Laurie Sato 781-5551

Date

Name

Phone



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY
AGRICULTURAL COMMISSIONER/SEALER

(805) 781-5910
FAX (805) 781-1035
AgCommSLO@co.slo.ca.us

DATE: February 9, 2005

TO: Mike Wulkan, Coastal Team

FROM: Lynda L. Auchinachie, Agriculture Department *LA*

SUBJECT: May Minor Use Permit DRC2004-00138 (0992)

RECEIVED

FEB 14 2005

SLO CO PLANNING & BLDG.

Thank you for the opportunity to review the May Minor Use Permit for a farm support quarters for a greenhouse production facility on an approximately 16-acre parcel. The structure will be located in close proximity to the existing greenhouses to provide both an office and residence for employees of the greenhouse facility. The project site is located west of Clark Valley Road at Blue Heron View Lane. The properties surrounding the project site have historically supported sod and vegetable production.

The proposed structure will result in the conversion of approximately 1,400 square feet of non-prime soils. The structure will be located approximately 150 feet from the adjacent sod operation and 400 feet from existing/potential vegetable fields. This linear distance combined with the existing topography provides adequate separation to reduce land use incompatibilities to insignificant levels. No on-site compatibility issues are anticipated since the structure supports on-site operations. For these reasons, the proposal should not have a significant impact on agricultural resources or operations. The proposal appears to be consistent with Agriculture and Open Space Element policies.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have any questions, please call me at 781-5914.



mw
CDF/San Luis Obispo County
Fire Department

635 N. Santa Rosa • San Luis Obispo • California, 93405

March 7, 2005

County of San Luis Obispo
Department of Planning/Building
County Government Center
San Luis Obispo, CA 93408

Dear Coastal Team,

MINOR USE PLAN

Name: May

Project Number: DRC 2004-00138

The Department has reviewed the minor use plans submitted for the proposed secondary residence project located on Blue Heron Viwe Ln., Los Osos. The property is located within moderate fire hazard severity area, and will require a minimum 6-8 minute response time from the nearest County Fire Station.

The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

BUILDING SETBACKS

- All parcels one acre and larger shall provide a minimum 30-foot setback from all property lines.

ROOF COVERINGS

- All new structures within high fire severity zones shall have a minimum of at least a class 'C' roof covering.

WATER STORAGE TANK

- A minimum of 2,500 gallons of water in storage shall be required for each residence.
- Emergency water tanks shall have a:
 1. automatic fill,
 2. sight gage,
 3. venting system,
 4. minimum 4-inch plumbing schedule 40 PVC or iron pipe.
- The system shall gravity drain to **residential fire connection**.

WATER SUPPLY CONNECTION

- One residential fire connection shall be required for each residence.
- The connection shall be:
 1. on the driveway approach to the residence,
 2. not less than 50 feet, or exceed 150 feet from the residence,
 3. within 8 feet of driveway,
 4. two feet above grade,
 5. brass with 2½ inch National Standard male hose thread and cap,
 6. identified by a blue reflector,
 7. 8 feet from flammable vegetation.
- The Chief shall approve other uses not identified.

ROADS STANDARDS

- Access roads provide vehicular access to more than one lot of record or to one lot of record with more than four dwelling units.

- Access road widths shall be a minimum of 18 feet.
- Access roads shall have an unobstructed vertical clearance of not less than 13' 6".
- 1. Access roads shall be named and signed.
- Road naming and signing shall occur prior to building final.
- Road name and sign information is available by phoning 781-5199.

DRIVEWAY STANDARDS

- The driveway width shall be 10 feet,
- A driveway exceeding 300 feet shall provide turnaround within 50 feet of the residence.
 1. Turnarounds shall be a minimum 40-foot radius or a hammerhead/T 60 feet long.

ACCESS ROAD AND DRIVEWAY SURFACES

- Access roads and driveways surfaces shall be:
 1. All weather surfaced to a maximum grade of less than 12%.
 2. Asphalt or concrete with a non-skid finish for any grade exceeding 12% to a maximum grade of 16%.
 3. Meet a load capacity of 20 tons

ADDRESSING

- Legible address numbers shall be placed on all residences.
- Each residence and commercial project shall be assigned a separate address.
- Legible address numbers shall be located at the driveway entrance.

VEGETATION CLEARANCE

To provide safety and defensible space the following shall be required:

- To each side of roads and driveways a 10-foot fuel-break shall be provided.
- Maintain around all structures a 30-foot firebreak.
- 1. This does not apply to landscaped areas and plants.
- Remove any part of a tree that is within 10 feet of a chimney outlet.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

FINAL INSPECTION

- The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, **call Fire Prevention at (805) 543-4244, extension 2220**, to arrange for a final inspection. Currently Southern San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

Further information may be obtained from our website located at www.cdfslo.org ~ Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

Sincerely,



Gilbert R. Portillo

Fire Inspector

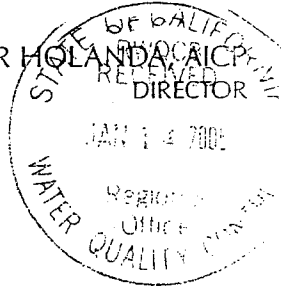
C: Earl T. May Family Trust



regency rule. slo co. 4700

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDAICP
DIRECTOR



THIS IS A NEW PROJECT REFERRAL

DATE: 1/12/05
TO: RWQCB
FROM: Coastal Team
(Please direct response to the above)

MAY

DRC2004-00138

Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNING

PROJECT DESCRIPTION: MUP -> Los Osos, on 16.38 acres.
1400 sq. ft. manu. home to be used as farm
support. Also - installing well along w/ farm support /
housing APN: 074-225-021.

Return this letter with your comments attached no later than: 1/28/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
✓ YES (Please go on to Part II)
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
✓ NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

On-site wastewater system must comply with siting and
design criteria of the Water Quality Control Plan,
Central Coast Basin (Basin Plan).

1/18/05
Date

Sorrel Marks (RWQCB)
Name

549-3605
Phone
RECEIVED

JAN 20 2005